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Detroit, MI 48226

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THE DEVELOPMENT PLAN•
SELDON COURT REHABILITATION PROJECT
DETROIT, WAYNE COUNTY, MICHIGAN

PREPARED BY
DETROIT HOUSING COMMISSION

•The terminology used herein complies with Act 344 of the
Public Acts of 1945, as amended, of the State of Michigan.

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List of Maps Title

Modified District Plan
Modified Land Use and Development Plan
Existing Zoning
Modified Proposed Zoning Plan
Modified Street and Alley Adjustment Plan
Modified Land Acquisition Plan

I. Description of Project

A. Boundaries

1. The Selden Court Rehabilitation Project is located within the City of Detroit, County of Wayne, State of Michigan. The boundary of the project is described as follows:

Beginning at the intersection of the centerline of Myrtle Street, 50 feet wide, with Twelfth Street 54.64 feet wide; thence northerly along the centerline of Twelfth Street to an intersection with the centerline of Grand River Avenue, 100 feet wide; thence southeasterly along the centerline of Grand River Avenue to an intersection with the centerline of Harrison Avenue, 65 feet wide; thence southerly along the centerline of Harrison Avenue to an intersection with the extended north property line of Lot 23 of the Dickinson Subdivision; thence easterly along said property line to the west right-of-way line of the north-south alley first east of Harrison Avenue; thence southerly along said right-of-way line to the extension of the north property line of Lot 45 of the Dickinson Subdivision; thence easterly along said property line extended to an intersection with the centerline of Cochrane Avenue (National Avenue), 65 feet wide; thence southerly along the centerline of Cochrane Avenue (National Avenue) to an intersection with the centerline of Myrtle Street; thence westerly along the centerline of Myrtle Street to the point of beginning.

2. The southern and western boundary, Myrtle and Twelfth respectively are along streets scheduled for future upgrading into major thoroughfares. Grand River on the north of the project is a major thoroughfare and a logical boundary. The eastern boundary (Cochrane, excluding the Grand River-Harrison Public Housing Project) is a functional boundary for the first stage of the redevelopment of the entire triangular area bounded by Myrtle, Twelfth and Grand River.

B. Urban Renewal Objectives

The objectives of the Development Plan are as follows:

1. to eliminate the substandard conditions and the blighting influences which exist in the project area.
2. to provide for the development of decent, safe and sanitary housing for families of low and moderate income, displaced by freeway construction, urban renewal and other public activities, or for other low and moderate income families in need of such housing.
3. to provide for the development of a shopping center to meet the day-to-day needs of area residents that are inadequately served today.
4. to provide public improvements necessary to support private investments; eliminate the present obsolete system of streets and alleys and further to create an uninterrupted site large enough to accommodate the development of a modern residential and/or commercial complex.
5. to provide for the more efficient and productive use of land presently occupied by excessive rights-of-way, vacant lots, and unused, under-used and misused structures.
6. to provide for a functional development which will be harmonious with the future development of the surrounding area and in accord with the objectives of the Master Plan of the City of Detroit.

7. to provide for a development that will accommodate the needs and desires of area residents as expressed through a relationship of close citizen-public administration cooperation.
8. to promote cooperation and local participation of citizens in the improvement of the project area through the encouragement of developers to discuss their proposed development with the citizens of the area.
9. to encourage private improvement by individual property owners in basically sound areas adjacent to the project.
10. to stimulate economic development that will provide employment and enlarge the tax base.

C. Type of Proposed Renewal Action

1. In order to eliminate blight and achieve the objectives of the Development Plan, portions of the development area will be cleared as indicated in the Modified Land Use and Development Plan, under the provisions of Act 344 of the Public Acts of 1945, as amended, and this Development Plan. Sites will be provided for the development of new multiple low and moderate income residential and/or commercial uses and other uses in accordance with the Master Plan of the City of Detroit, the Proposed Zoning Plan, and the Modified Land Use and Development Plan for the development area.
2. The City of Detroit will pursue municipal policies to insure that all design and both public and private construction within the redevelopment area contributes to these objectives and coordinates with existing uses, structures, and facilities which are to remain within or adjacent to the development area.

II. Land Use Plan

A. Land Use Map

The Modified Land Use and Development Plan (map supplement to this Development Plan) shows the general location of street rights-of-way, utility easements and parcels of land uses.

B. Land Use Provisions and Building Requirements

1. Uses to be Permitted -- as designated of the Modified Land Use and Development Plan:
 - a. Multiple dwelling residential
 - b. Limited bulk business - uses ordinarily associated with a convenience goods shopping center.
 - c. Open parking
 - d. Uses accessory to the foregoing uses.
2. Additional Controls -- Development and Design Objectives
 - a. RELATIONSHIP OF BASIC ELEMENTS -- Proper relationships between various basic elements of the project development are necessary in order to provide a physical framework within which the creation of a decent and safe living environment is possible. The following objectives are intended to make the attainment of this goal possible:
 - 1a. Structures will be organized in such a way as to relate to and complement other structures within and outside of the project area.
 - 2a. Structures will be arranged in such a way as to facilitate the creation of a pedestrian walkway system that will tie the entire project area together functionally and visually.

- 3a. Structures will be arranged in such a manner as to facilitate the separation of pedestrian and vehicular circulation. Orientation of commercial and/or residential structures will be around central pedestrian plazas with specific exclusion of vehicular intrusion.
- b. ENVIRONMENT -- A functional and attractive environment is essential for the provision of substantial, long-term benefits to the residents in the project and to the city. The attainment of this will be assured through compliance with the following objectives:
- 1b. Buildings will be located to avoid a repetitive linear pattern.
 - 2b. No building will be permitted within a 20-foot setback from right-of-way lines along Grand River, Twelfth and Myrtle and a 10-foot setback from right-of-way lines along Cochrane and Magnolia between Harrison and Cochrane.
 - 3b. All land not covered by building driveways and parking areas or other necessary uses will be landscaped.
 - 4b. All project improvements on all parcels including, but not limited to, lighting, street furniture, walkways, benches, planting boxes, sculpture, pools, or other similar features shall present an attractive appearance and not be detrimental to the surrounding area.
- c. CIRCULATION AND PARKING -- Because of the limited size of the project and its enclosure on three sides by major thoroughfares, through streets within the project will not be necessary. However, adequate vehicular service and attractive storage will be provided through the following objectives:
- 1c. Vehicular circulation within the project will be limited to ingress and egress for parking and for services to the project.
 - 2c. Parking will be required at a minimum ratio of one parking space per dwelling, and no space will be more distant than 250 feet from its associated dwelling unit. Parking requirements for businesses will be at least 2 square feet of parking area for every square foot of floor area of business use. Each parking plaza will contain at least 300 square feet per parking space. No parking requirement can be satisfied by parking on rights-of-way, within building setback lines, or in loading areas. All shipping and receiving will be accommodated at off-street locations.
 - 3c. All parking plazas, off-street loading areas, and drives shall be provided with a permanent, durable, dustless surface of cement and/or asphaltic binder or similar material.
- d. UTILITIES -- Sufficient utility services for the optimum functioning and attractiveness of a residential area will be provided in accordance with the following objectives:
- 1d. All necessary utility services and equipment of adequate size will be located underground or entirely enclosed within buildings, except for above-ground appurtenances associated with the underground utilities.
 - 2d. Easements for subsurface utilities shall be maintained at locations shown in the Modified Land Use and Development Plan. No structures may be erected or trees planted within these easements without expressed permission of the Common Council of the City of Detroit.

- e. OTHER -- Land disposition documents and deed restrictions shall include provisions necessary to achieve these objectives.
- f. DURATION, RENEWAL AND EFFECTIVE DATE OF PROVISIONS -- These provisions shall be effective upon all purchasers or lessees of property within the Project and shall remain in effect for a period of twenty-five years from their effective date, at which time they will be automatically extended for successive periods of ten years each, unless by written consent of the then owners of three-fourths of all the land in the Selden Court Rehabilitation Project, it is agreed to change these restrictions in whole or in part and provided such a change or changes are approved by the Common Council of the City of Detroit.
- g. APPLICABILITY OF PROVISIONS -- These provisions shall apply to all property within the Project area.

III. PROJECT PROPOSALS

A. Land Acquisition

All real property in the project except for exempted parcels shown on the Modified Land Acquisition Plan is to be acquired and redeveloped subject to the design and development objectives, land provision, and building requirement restrictions outlined above.

B. Redevelopers' Obligations

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the Redeveloper. Land disposition and the review of redevelopers' plans will be conducted in accordance with regulations, controls or restrictions stated in land disposition documents which include the following:

- (1) Provisions for achieving all elements of the Development Plan.
- (2) Specific criteria to be met in order to achieve the Urban Renewal Plan Objectives.
- (3) Provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract, as determined by the type of redevelopment to be undertaken.
- (4) A specific Declaration of Restrictions to be recorded and binding upon any sale or lease for the purpose of implementing those provisions, requirements, and development and design objectives which apply throughout the project.
- (5) All development plans shall be subject to approval by the Detroit Housing Commission and the Detroit City Plan Commission.
- (6) Developers shall consult with the Housing Commission and City Plan Commission staffs on site plans and building and facility layouts prior to the submission of plans for approval. Such consultation is intended to provide for mutual exchange of ideas and as an initial check on the suitability of plans before extensive and costly design and drawing work is undertaken.
- (7) Equal Opportunity Provisions

The developers, their successors, or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed. Nor will the developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, or vendees in the premises therein conveyed. The above provisions will be perpetual and will run with the land disposed of within the urban renewal area by the City of Detroit.

C. Underground Utilities

All utility equipment shall be located underground or enclosed entirely within a building except for necessary above-ground appurtenances associated with underground utilities, and equipment necessary to continue service to present uses remaining in the area.

IV. OTHER PROVISIONS

A. Modified Relocation Plan

The Modified Relocation Plan is hereby made a part of the Development Plan as required by Section 4(c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

B. Modified Estimated Cost of Public Improvements

The Modified Estimated Cost of Public Improvements to be made within the project are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

C. Modified Right-of-Way Adjustment Plan

The Modified Right-of-Way Adjustment Plan is hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

D. Zoning Plans

The Existing Zoning Plan and the Modified Proposed Zoning Plan are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

E. District Plan

The Modified District Plan is hereby made a part of the Development Plan as required by Section 4 (c) of Act 344 of the Public Acts of Michigan of 1945, as amended, the Rehabilitation of Blighted Areas Act.

V. PROCEDURE FOR CHANGES IN APPROVED PLAN

If previous to the lease, sale, or exchange of any real property in the development area, the Common Council of the City of Detroit desires to modify the Modified Land Use and Development Plan, it shall hold a public hearing thereon, notice of such hearing to be given as provided in State law. If the modification is approved by the Common Council, it shall become a part of the approved Development Plan. The part of a development plan which directly applies to a parcel of real property in the area may be modified by the Common Council at any time after the transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the lessee or purchaser.

The implementation of the plan for this project will result in the displacement of an estimated 68 families, 20 individuals and 11 businesses. The following is a description of the procedures which will be followed in carrying out the relocation activities.

A. Administrative Organization

Relocation services for the Selden Court Rehabilitation Project will be provided by the Relocation and Site Management Division of the Detroit Housing Commission. The staff of this division presently consists of the Relocation Supervisor, the Assistant Relocation Supervisor, three Business Claims Specialists, who work exclusively with business relocation, 12 Relocation Aides, a Social Service Coordinator, and 11 clerical personnel. Additional staff will be provided as the need arises. The Relocation Supervisor is directly responsible to the Director and the Assistant Director of the Housing Commission. He is concerned not only with relocation from urban renewal projects, but with all displacement resulting from governmental action.

B. Relocation Standards

1. Physical Standards

The following requirements must be met for a dwelling unit to be considered suitable for relocation housing:

- a. Families must have exclusive use of bath, toilet and cooking facilities.
- b. Dwelling unit must have hot and cold running water.
- c. Dwelling unit must have a sink, bathtub and toilet for the exclusive use of its occupants.
- d. Plumbing must be in good working order.
- e. Every sleeping room must have at least 300 cubic feet per person.
- f. Room areas must be at least 80 square feet.
- g. Ceilings must be at least 7'6" high.
- h. Walls and ceilings must be in good repair.
- i. Basement living quarters may not be more than half the ceiling height below sidewalk level, and not less than 7 feet high.
- j. Basements must be dry.
- k. Every room must have at least one window.
- l. Windows must be in good condition.
- m. Porches and railings must be firm and safe.
- n. Building must be structurally sound.
- o. Roof must be in good condition.
- p. Overall condition of the building must be satisfactory.
- q. The building must be free of vermin.
- r. Screens must be provided from April 15 to November 15.
- s. Any room containing a toilet must have a window or be vented.
- t. Premises must be free from accumulations of filth, refuse, garbage or debris.
- u. Buildings containing three or more units must have at least two separate means of exit.
- v. Stairways and doors must be free of obstructions.
- w. There may be no storage of dangerous or inflammable materials in the building or yard.
- x. Wiring must be in safe condition.
- y. Heating equipment must be in good working order and free of hazards.

These standards apply to relocation housing for both families and individuals except that individuals in non-housekeeping units must have at least 500 cubic feet of living space and may share bath and toilet facilities.

| <u>Number of Bedrooms</u> | <u>Maximum Number of Persons</u> |
|---------------------------|----------------------------------|
| 0 | 2 |
| 1 | 3 |
| 2 | 5 |
| 3 | 7 |
| 4 | 10 |

2. Ability to Pay Rent

a. Rent-Income Ratio

In determining the rent-income ratios to be applied, displacees shall not be considered suitably housed unless they have standard housing for which the gross rent does not exceed 25% of their total income.

b. Ability to Purchase Housing

The ability to purchase private sales housing will be based on a ratio of two to two and one-half times gross annual income. This price-income ratio applies in all Title I projects.

3. Location Standards

Relocation housing is expected to be available in all sections of the city and accessible to the places of employment of displacees. The current housing situation in Detroit assures an ample supply of good housing in desirable neighborhoods at reasonable rents.

All relocation housing is located in areas which are at least as desirable in regard to public utilities and commercial facilities as the areas from which the families and individuals will be relocated.

4. Temporary Relocation

a. Temporary relocations will be made only under the following conditions:

1. When on-site tenancy constitutes a hazard which cannot be practically corrected and a satisfactory permanent move cannot be immediately achieved.

2. When continued occupancy in the on-site location seriously hampers progress of the project and a satisfactory permanent move cannot be achieved within a reasonable period.

Temporary relocations may be necessary during the relocation period if the reason for them is elimination of a hazard. However, to minimize them, every effort will be made to maintain the property adequately. Temporary relocation will not be effected to implement progress of the project during early stages of relocation. They may be necessary late in the execution stages of the project when demolition of the structures to be removed is nearing completion.

Temporary relocations must be kept to an absolute minimum as to extent and duration, and any such temporary relocation will in no way diminish the obligation of the Detroit Housing Commission with respect to permanent relocation.

b. Standards which will Apply to Housing for Temporary Relocation

Housing units used for temporary relocations shall not be less desirable in character than the dwellings vacated by the displacees. Only in emergency situations will temporary relocations be made and then only if those so relocated are in full accord with the plan.

In determining whether dwellings are in habitable condition and suitable for temporary relocation, the following criteria will be used:

1. Building Specifications and Repairs

The overall condition of the building must be satisfactory.

2. Water Supply and Facilities

Dwelling units of families must have hot and cold running water. Dwelling units must have a sink, bathtub and toilet for the exclusive use of the occupants except in the case of individuals where these facilities may be shared.

The plumbing must be in good working order.

3. Sanitation

The premises must be free of vermin.

The premises must be free of accumulations of filth, refuse, garbage or debris.

4. Electrical Wiring

The electrical wiring must be in safe condition.

5. Heating

Heating equipment must be in good working order and free of hazards.

C. Proposals for Obtaining Relocation Housing

1. (a) Private Housing

The current private housing market in Detroit is such that real estate agencies have been taking the initiative in contacting the Relocation Office seeking tenants for existing vacancies. The Relocation staff also makes full use of the advertisements in the newspapers of available rental and sales housing. This includes not only the daily newspapers, but also the weekly minority group publications.

Listings maintained by the Relocation staff will not include housing units which are scheduled for clearance by urban renewal or other governmental activity.

(b) Public Housing

The Detroit Housing Commission administers the public housing program in Detroit as well as the urban renewal program. The Tenant Selection Office, which processes applications for public housing, and the Relocation Division occupy contiguous areas in the Housing Commission Central Office. The close relationship assures full and accurate knowledge by the Relocation staff of the availability of public housing as a relocation resource.

Displacees from urban renewal projects receive first priority for units in Detroit's public housing projects. This is provided for in the "Resolution Establishing Policies and Standards to Govern the Administration of PHA-Aided Projects", Section V., (A). Income limits for admission to public housing in Detroit for those displaced by urban renewal projects are as follows:

| | |
|----------------|------------------|
| 1 or 2 persons | \$4,700 per year |
| 3 or 4 persons | 5,000 per year |
| 5 or more | 5,500 per year |

An additional \$100 per year is allowed for each minor dependent. These limits are the same as the continued occupancy limits.

There is no minimum income limit established for admission to public housing. The only requirement is that the applicants must verify their ability to meet the rent payments.

Minimum gross rents for the various size units in Detroit's public housing projects are:

| | |
|------------|-------------------|
| 0 Bedroom | \$28.00 per month |
| 1 Bedroom | 31.00 per month |
| 2 Bedrooms | 34.00 per month |
| 3 Bedrooms | 37.00 per month |
| 4 Bedrooms | 40.00 per month |

In the cases of applicants whose income, at the time of land acquisition, is deemed too low to pay even the minimum rents in public housing, the Tenant Selection Office in the Housing Commission works closely with the public welfare agencies in referring and following through with families and individuals who appear eligible for public assistance. Those having no income at the time of application, but who may be temporarily living on assets, are also admitted to public housing where there is likelihood that their economic situation will be such as to permit them to remain in occupancy.

The City of Detroit Department of Public Welfare expended more than \$20,000,000 in direct relief payments in fiscal 1963. The Wayne County Department of Social Welfare and the Wayne County Bureau of Social Aid also provided assistance to those who would otherwise have below-subsistence incomes. This assistance includes the payment of rent and utilities as needed. This is true in public as well as private housing.

In situations where families or individuals may not be eligible for assistance from any of the public agencies, the 200 member agencies of the United Community Services of Metropolitan Detroit provide sources of assistance, as do other funds and foundations which can be called upon to meet emergency needs.

The Detroit Housing Commission's Relocation Advisory Committee has worked out an arrangement with the United Community Services for the establishment of a \$2,500 revolving fund to help families or individuals meet emergency needs when facing displacement. These needs include payment of utility deposits, a month's rent or other contingencies which might otherwise hamper their move.

A copy of a letter from the Director-Secretary of the Detroit Housing Commission outlining the public housing program of the Housing Commission and indicating the availability of the units in the program is attached as Exhibit.

The Housing Commission will continue its practice of combining two smaller public housing units to form units with five bedrooms. In addition, the City of Detroit has a contract with the Public Housing Administration for the development of 500 new public housing units. Plans are being made to utilize these as housing for the elderly and for large families.

The Detroit Department of Public Welfare has a representative on the Housing Commission's Relocation Advisory Committee assuring close contact with the displacement taking place. The Tenant Selection Office staff also has almost daily contact with various welfare and social service agencies in the normal operations of that office.

2. Analysis of the anticipated housing needs of families and individuals to be displaced indicates that the supply of existing housing will be ample to meet the needs.

The City of Detroit has received authorization for the utilization of FHA Section 221 mortgage insurance. Financing under Section 221 was authorized for up to 1,112 units, of which at least 832 must be provided by new construction and at least 590 must be made available for occupancy by minority group families. This resource will be used to supplement the supply of existing housing, by new construction as well as being used to finance existing housing. New construction will be done by private builders.

3. The supply of standard housing for low-income families and individuals is expected to continue to be ample for the needs of displacees and local subsidy or rent supplementations will not be necessary.

No special problems are anticipated in the rehousing of members of minority groups, large families or handicapped or aged displacees.

D. Relocations with Site Occupants

1. In the early planning stages of the project, an information program will be carried out which will advise site occupants of the relocation assistance to be offered by the Housing Commission. This program will consist primarily of meetings with the site occupants and the distribution of printed material. meetings will be arranged by staff members of the Housing Commission working closely with representatives of neighborhood churches, schools, block clubs, community councils, etc. The informational program will follow the pattern generally used in urban renewal projects already in execution.
2. During the final planning stages of the project a 100% survey will be made to determine relocation needs of the site occupants to be displaced and to deliver informational material to them. Interviews will be conducted in such a manner as to permit diagnosis of social and health problems of individuals and families.

As site occupants enter the workload at the time property is acquired, they will be given informational statements (Exhibit). At this time eligibility for relocation payments will be determined. Follow-up will continue if necessary until receipts for informational statements have been signed by a responsible member of each family or business concern and each individual to be displaced.

The delivery of the informational statement will be followed by other calls necessary to provide suitable assistance. Eligible families and individuals will be encouraged to relocate into public housing where this is desirable. The environmental advantages available in public housing will be pointed out to families with children.

Elderly persons will have explained to them the Housing Commission's practice of admitting elderly persons to public housing units set aside for senior citizens or to other units throughout the projects. The Commission also has a liberal policy in waiving the assets limitations in the case of elderly persons.

The staff will point out the advantages of purchasing a home such as the building up of equity, tax advantages, privacy etc., to families with adequate incomes and assets. Field workers will be required to make a record of all home and office interviews.

3. A relocation Field Office will be established in the project area or in close proximity to it, following the practice in other projects. The Field Office will be open from 8:00 a.m. to 4:00 p.m., Monday through Friday. In situations where site occupants cannot visit the relocation office during the regular office hours, appointments will be made for their convenience.

The Housing Commission's established practice of acquiring urban renewal project land by negotiation results in an even distribution of the workload, making possible the provision of better services to the site occupants.

4. The Relocation Office maintains lists of available dwellings suitable for relocation purposes from which referrals are made. The list of available dwellings contain only those which are non-discriminatory as to race, religion, etc. Referrals will not be made to housing units which are scheduled for clearance by urban renewal or other governmental activity.

An offer to secure standard housing is made to all families that must be relocated including those who have self-relocated in sub-standard housing.

5. Members of the Relocation staff inspect dwellings to which families and individuals are referred prior to the referral, and when displacees find new quarters on their own and advise the Relocation Office prior to the move, the new dwelling is also inspected before they move into it, except in cases of units approved for VA or FHA mortgages, or public housing. All families and individuals are advised that if they move into a sub-standard dwelling, they may be forced to move again because of code enforcement. Whenever a member of the Relocation staff inspects a dwelling and believes it to be sub-standard, whether displacees have moved into it or not, that unit is referred to the Health Department for appropriate code enforcement action.

Where feasible, families or individuals that self-relocate are encouraged to request inspection of dwelling units prior to moving to minimize moves into sub-standard dwelling.

6. Every effort will be made to keep the number of disappeared families at a minimum. This will be accomplished through distribution of written material emphasizing the importance of notifying the relocation office when a move is contemplated and through frequent home visit checks of the entire site. Contacts with schools in the area will be developed at an early date so that the relocation office will be informed of all school withdrawals and the resulting new addresses. Families will be traced through the utilities companies if necessary. On previous occasions the Detroit Edison Company, Michigan Bell Telephone Company, and the Michigan Consolidated Gas Company have assisted in tracing families. Further, relatives and references will be contacted in tracing these families.
7. The Social Services Co-ordinator in the Relocation Division will work closely with site occupants requiring any of the wide variety of social services available from public and/or private agencies in the city. The Social Services Co-ordinator will maintain close contact with these agencies to assure the fullest utilization of services for those needing them.
8. Up-to-date information on the various types of financing available to purchasers of homes will be obtainable from the Relocation Office. The Assistant Director of the Detroit Insuring Office of the FHA is a member of the Housing Commission's Relocation Advisory Committee and is, of course, in a position to keep the Relocation Supervisor in touch with the current financial picture.

Prospective purchasers of homes and prospective tenants of Section 221 (d)(3) rental housing may obtain a Section 221 Certificate of Eligibility from the Relocation Office.

E. Eviction Policy

In achieving relocation from urban renewal projects, the Detroit Housing Commission takes legal action to terminate tenancy only in cases of extreme necessity and lack of cooperation. The major basis for eviction will be refusal of a satisfactory offering of housing and the notice will be issued at the time of refusal and will be accompanied by a full explanation of the reasons for the action. The following reasons will constitute a basis for eviction proceedings: (1) Failure to pay rent; (2) Maintenance of a nuisance or use of the premises for illegal purposes; (3) A material breach of the rental agreement; (4) Refusal to consider accommodations meeting relocation standards; (5) Refusal to admit a relocation interviewer; (6) Situations requiring eviction under State Law.

After notice to vacate is issued, every effort will be made to arrive at a solution of the problem other than eviction. At each step in the proceedings, opportunities will be provided for consultation and for referral to social agencies. If it appears that problems can be resolved through postponement of an eviction, such postponement will be authorized. Notification of the Housing Commission of contemplated evictions related to code enforcement will be made as a result of the existing arrangement between the Housing Commission and the Department of Health wherein the Housing Commission receives copies of notices to cease occupancy issued by the Health Department. When such notices are issued, the representatives of the Health Department also refer the affected families to the Relocation Division.

F. Relocation Payments

Families, individuals and businesses will be eligible for relocation payments in accordance with State law.

G. Services to Business Concerns

The Business Claims Specialists of the Relocation Staff will work exclusively with displaced business concerns. The Relocation Office has established liaison with the Small Business Administration and will assist displaced businesses with obtaining technical and financial assistance through that agency. Businesses may also be referred to the Mayor's Committee for Industrial and Commercial Development which has the function of finding locations for businesses seeking them.

H. Neighborhood Advisory Council

In keeping with State law, (Act 323 of the Public Acts of 1966) an advisory council including residents of the project are will be appointed. The Housing Commission will meet periodically with the advisory council to assure close communication between the residents and the staff. The council will be established as sub-units of the Housing Commission Relocation Advisory Committee.

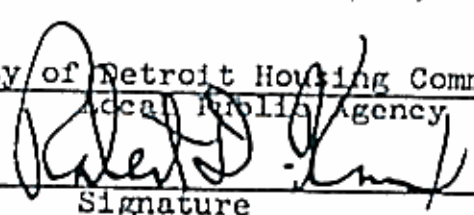
ESTIMATED PROJECT EXPENDITURES BUDGET
CITY OF DETROIT HOUSING COMMISSION
Selden Court Rehabilitation Project

| | |
|--|---------------|
| 1. Administration | |
| a. Administrative Overhead and Services | \$27,722 |
| b. Travel | 840 |
| 2. Office Furniture and Equipment | 251 |
| 3. Legal Services | 12,347 |
| 4. Survey and Planning | 12,297 |
| 5. Acquisition Expenses | 26,810 |
| 6. Relocation and Community Organization, Excluding Relocation Payments | 2,924 |
| 7. Site Clearance | 145,075 |
| 8. Project or Site Improvements | 24,167 |
| 9. Disposal Costs | 2,000 |
| 10. Rehabilitation and Conservation | -0- |
| 11. Relocation Payments | 29,525 |
| 12. Contingencies | 25,443 |
| 13. Real Estate Purchases | 917,665 |
| 14. Temporary Operation of Acquired Property | <u>3,280</u> |
| 15. Gross Project Cost | 1,227,056 |
| 16. Less Estimated Proceeds from Sale of Land | <u>99,927</u> |
| 17. Net Project Cost | \$ 1,127,129 |

NOV 10 1967

Date

City of Detroit Housing Commission
Local Public Agency


Signature

Robert D. Knox, Director-Secretary
Title

SUPPORTING SCHEDULE
PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

| <u>Identification</u> | <u>Total Cost</u> |
|-------------------------------|-------------------|
| Streets and Sidewalks | \$18,667 |
| Public Lighting Commission | 3,000 |
| Dept. of Parks and Recreation | <u>2,500</u> |
| | \$24,167 |

November 29, 1967

STATE OF MICHIGAN }
COUNTY OF WAYNE } SS

W. Joseph Starrs, of the Detroit Housing Commission, City of Detroit, being duly sworn, deposes and says that on the 22nd day of November, 1967, he mailed a true copy of the attached Notice to the owner of each parcel of land in the Selden Court Rehabilitation Project as shown by the records of the Board of Assessors by placing a true copy in envelopes plainly addressed to the persons appearing on the Assessor's list and depositing the letters in the United States mail under first class postage, fully prepaid.

W. Joseph Starrs
W. JOSEPH STARRS

Subscribed and Sworn to Before Me This
29th Day of November, 1967:

William T. Thompson
William T. Thompson

Notary Public, Wayne County, Michigan
My Commission expires April 28, 1970

NOTICE OF PUBLIC HEARING
COMMON COUNCIL OF THE CITY OF DETROIT
MODIFIED DEVELOPMENT PLAN FOR THE
SELDEN COURT REHABILITATION PROJECT
21st DAY OF DECEMBER, 1967, AT 10:30 A.M.
COMMON COUNCIL COMMITTEE ROOM
THIRTEENTH FLOOR - CITY-COUNTY BUILDING
2 WOODWARD AVENUE, DETROIT, MICHIGAN

NOTICE is hereby given pursuant to Act 344 of the Public Acts of the State of Michigan of 1945, as amended, of a Public Hearing before the Detroit Common Council at the time and place above indicated to consider the proposed Modified Development Plan for the rehabilitation of a blighted area known as the Selden Court Rehabilitation Project, under Act 344 of the Michigan Public Acts of 1945, as amended.

The Development Area is located in the City of Detroit, and is described as follows:

Beginning at the intersection of the centerline of Myrtle Street, 50 feet wide, with Twelfth Street, 54.84 feet wide; thence northerly along the centerline of Twelfth Street to an intersection with the centerline of Grand River Avenue, 100 feet wide; thence southeasterly along the centerline of Grand River Avenue to an intersection with the centerline of Harrison Avenue, 65 feet wide; thence southerly along the centerline of Harrison Avenue to an intersection with the extended north property line of Lot 23 of the Dickinson Subdivision; thence easterly along said property line to the west right-of-way line of the north-south alley first east of Harrison Avenue; thence southerly along said right-of-way line to the extension of the north property line of Lot 45 of the Dickinson Subdivision; thence easterly along said property line extended to an intersection with the centerline of Cochrane Avenue (National Avenue), 65 feet wide; thence southerly along the centerline of Cochrane Avenue (National Avenue) to an intersection with the centerline of Myrtle Street; thence westerly along the centerline of Myrtle Street to the point of beginning.

The proposed Modified Development Plan provides for the acquisition of land in the project area; the demolition and removal of buildings and improvements; the installation, construction or reconstruction of streets, utilities and other site improvements; the location, character and extent of the categories of public and private land uses; and the availability of land for development for private or public uses as authorized by law in accordance with the limitations and conditions provided in the proposed Modified Development Plan.

The proposed Modified Development Plan also includes provisions for the relocation of the residents of the project area.

At the time of said hearing, the proposed Modified Development Plan, including the relocation provisions and programs, will be open for discussion, and the Council will provide an opportunity for all interested persons and organizations to be heard and will receive and consider communications in writing with reference to the proposed Modified Development Plan.

The relocation program, maps, plats and a particular description of the proposed Modified Development Plan are available for public inspection and examination as posted on the Public Information Bulletin Boards, 1st Floor, City-County Building, 2 Woodward Avenue, from 8:00 a.m. through 4:00 p.m., Monday through Saturday.

CITY OF DETROIT, ACTING BY AND THROUGH
THE DETROIT HOUSING COMMISSION
2211 Orleans Street
Detroit, Michigan 48207
Robert D. Knox
Director-Secretary
963-0955

PLEASE NOTE:

DISREGARD PREVIOUS NOTICE OF PUBLIC HEARING SCHEDULED FOR DECEMBER 15th, 1967.

STATE OF MICHIGAN, }
COUNTY OF WAYNE, }

George M. McMillan, being duly sworn, deposes and says, the annexed printed copy of a notice, was taken from The Detroit Legal News, the Official Newspaper of the City of Detroit, and that said notice was published in said newspaper on each of the following days, to-wit:

21st of November

A.D. 19⁶⁷, that ~~Mc~~he is the Chief Clerk of the printers of said newspaper, and knows well the facts stated herein

George M. McMillan

Subscribed and sworn to before me, this Twenty-first day of November, A.D. 19⁶⁷

Gertrude Stoll

Notary Public in and for said County.

My Commission expires:

GERTRUDE STOLL
Notary Public, Wayne County, Mich.
My Commission Expires Aug. 15, 1970

Form 13-25311

CITY OF DETROIT—OFFICE OF THE
HOUSING COMMISSION.

Detroit, Michigan, November 21, 1967

NOTICE OF PUBLIC HEARING
COMMON COUNCIL, OF THE CITY
OF DETROIT
MODIFIED DEVELOPMENT PLAN
FOR THE SEIGEN COURT
REHABILITATION PROJECT
21ST DAY OF DECEMBER, 1967,
AT 10:00 A.M.
COMMON COUNCIL COMMITTEE
ROOM, THIRTIETH FLOOR,
CITY-COUNTY BUILDING
2 WOODWARD AVENUE, DETROIT,
MICHIGAN

NOTICE is hereby given pursuant to Act 344 of the Public Acts of the State of Michigan of 1945, as amended, of a Public Hearing before the Detroit Common Council at the time and place above indicated to consider the proposed Modified Development Plan for the rehabilitation of a blighted area known as the Seigen Court Rehabilitation Project, under Act 344 of the Michigan Public Acts of 1945, as amended.

The Development Area is located in the City of Detroit, and is described as follows:

Beginning at the intersection of the centerline of Myrtle Street, 50 feet wide, with Twelfth Street, 5184 feet wide; thence northerly along the centerline of Twelfth Street to an intersection with the centerline of Grand River Avenue, 160 feet wide; thence southeasterly along the centerline of Grand River Avenue to an intersection with the centerline of Harrison Avenue, 65 feet wide; thence southerly along the centerline of Harrison Avenue to an intersection with the extended north property line of Lot 25 of the Dickinson Subdivision; thence easterly along said property line to the west right-of-way line of the north-south alley first east of Harrison Avenue; thence southerly along said right-of-way line to the extension of the north property line of Lot 45 of the Dickinson Subdivision; thence easterly along said property line extended to an intersection with the centerline of Cochrane Avenue (National Avenue), 65 feet wide; thence southerly along the centerline of Cochrane Avenue (National Avenue), to an intersection with the centerline of Myrtle Street; thence westerly along the centerline of Myrtle Street to the point of beginning.

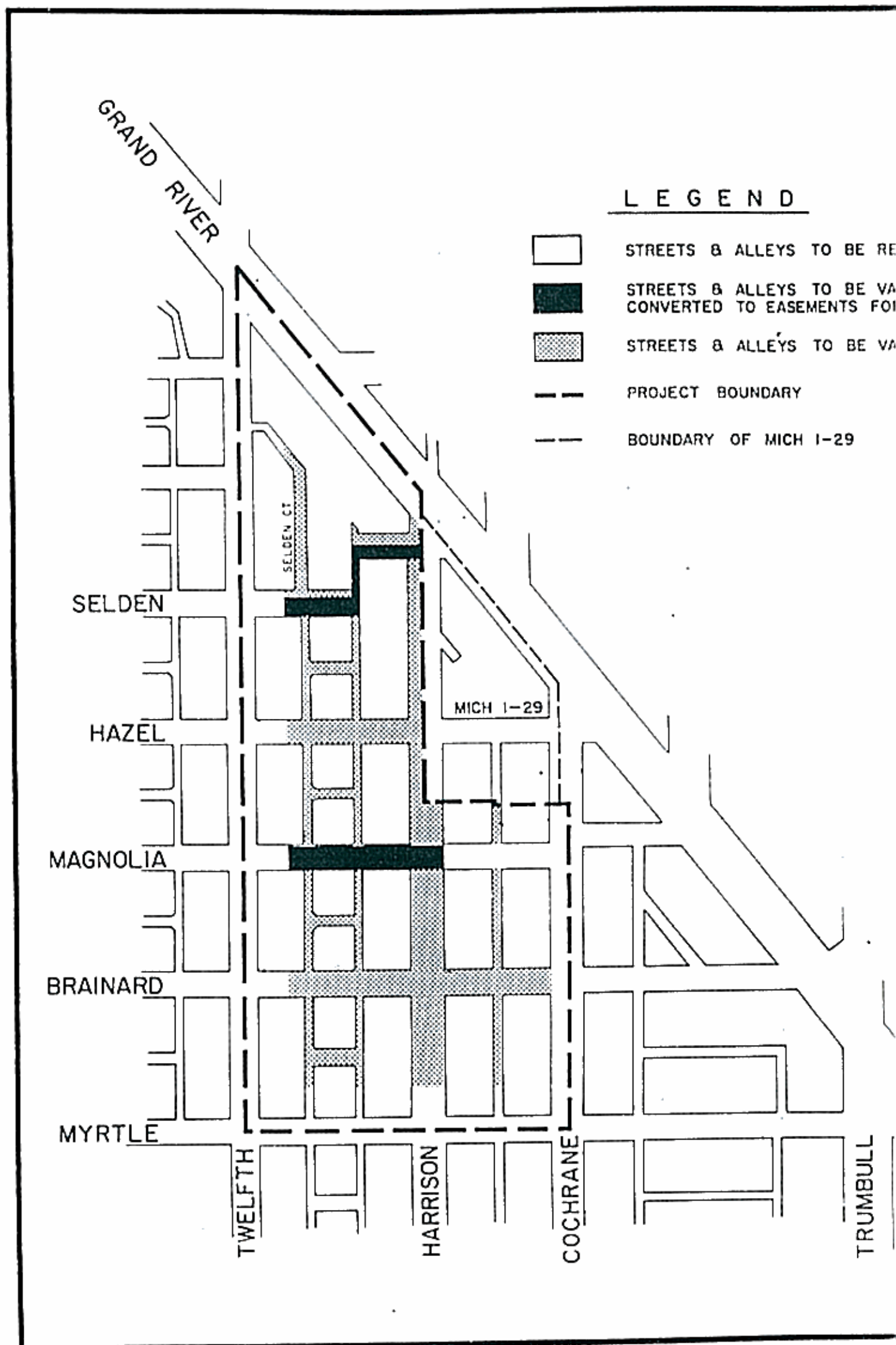
The proposed Modified Development Plan provides for the acquisition of land in the project area; the demolition and removal of buildings and improvements; the installation, construction or reconstruction of streets, utilities and other site improvements; the location, character and extent of the categories of public and private land uses; and the availability of land for development for private or public uses as authorized by law in accordance with the limitations and conditions provided in the proposed Modified Development Plan.

The proposed Modified Development Plan also includes provisions for the relocation of the residents of the project area.

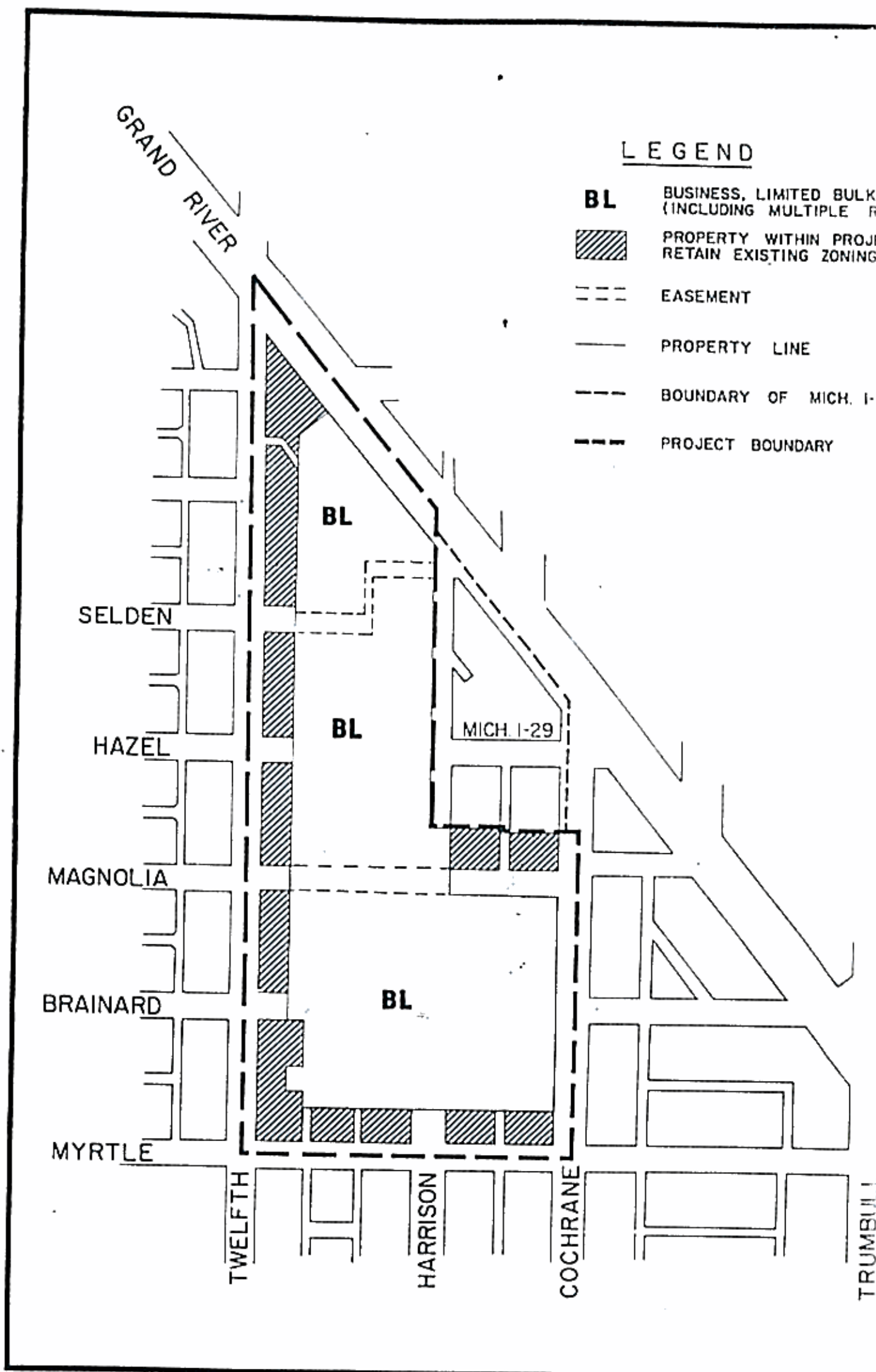
At the time of said hearing, the proposed Modified Development Plan, including the relocation provisions and programs, will be open for discussion, and the Council will provide an opportunity for all interested persons and organizations to be heard and will receive and consider communications in writing with reference to the proposed Modified Development Plan.

The relocation program, maps, plats and a particular description of the proposed Modified Development Plan are available for public inspection and examination as posted on the Public Information Bulletin Boards, 1st Floor, City-County Building, 2 Woodward Avenue, from 8:00 a.m. through 4:00 p.m., Monday through Saturday.

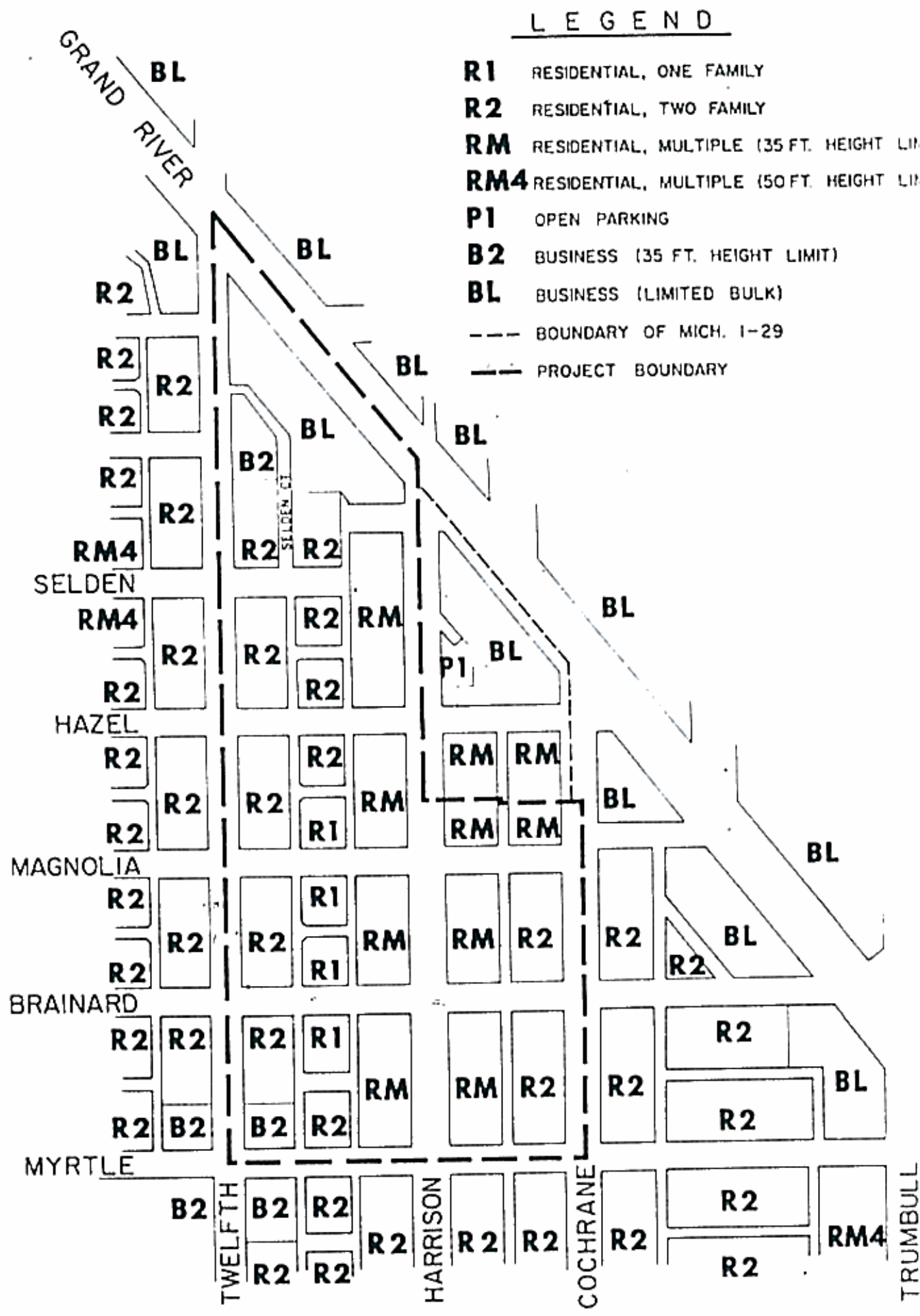
CITY OF DETROIT, ACTING
BY AND THROUGH



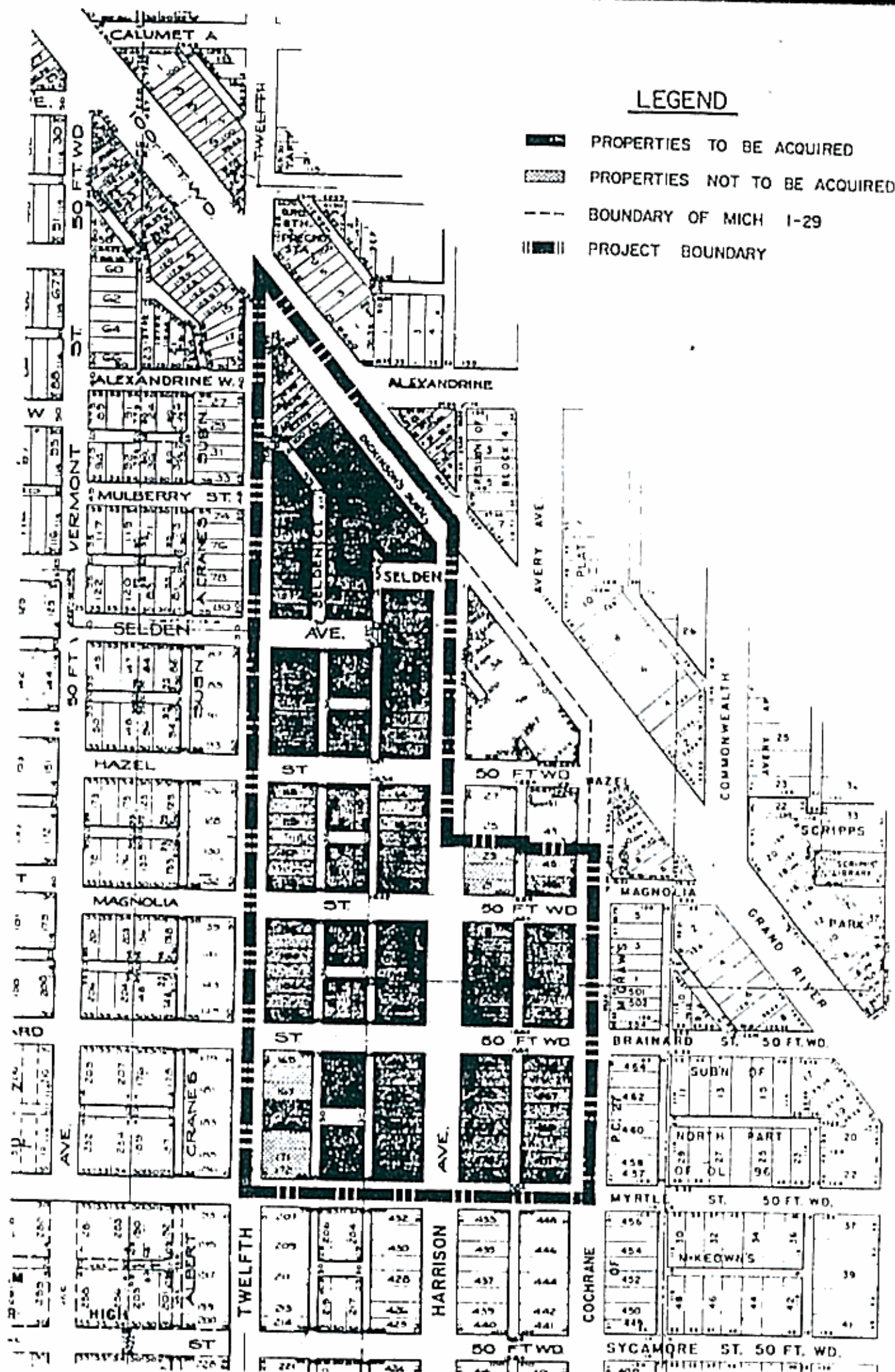
| | | | |
|---|-------------------------|------------------------|--|
| MODIFIED RIGHT-OF-WAY ADJUSTMENT PLAN | | | |
| SELDEN COURT REHABILITATION PROJECT | | | |
| PREPARED BY DETROIT CITY PLAN COMMISSION DETROIT HOUSING COMMISSION DETROIT COMMON COUNCIL | APPROVED [Signature] | AWARDED [Signature] | DRAWN BY: L.H.L. NO. 8-21 3/8/68 CHECKED BY: DATE L.C. 3/8/68 |
| REVISIONS [Table with 2 columns: No., Description] 1. [Blank] 2. [Blank] | | | SCALE 1" = 100' |



| MODIFIED PROPOSED ZONING PLAN | | | |
|--|----------|--------|---|
| SELDEN COURT REHABILITATION PROJECT | | | |
| PREPARED BY FOR DETROIT CITY PLAN COMMISSION DETROIT HOUSING COMMISSION DETROIT COMMON COUNCIL DETROIT CITY CLERK | APPROVED | SIGNED | Drawn By: JCL PL & JZ 3/2/68 Checked By: JCL LC 3/9/68 |
| | | | RECEIVED |
| | | | |



| EXISTING ZONING | | | |
|-------------------------------------|--|------|--------|
| SELDEN COURT REHABILITATION PROJECT | | | |
| PREPARED BY | DETROIT CITY PLAN COMMISSION DETROIT HOUSING COMMISSION DETROIT COMMON COUNCIL | DATE | 3/7/66 |
| APPROVED | | DATE | 3/7/66 |



MODIFIED LAND ACQUISITION PLAN

SELDEN COURT REHABILITATION PROJECT

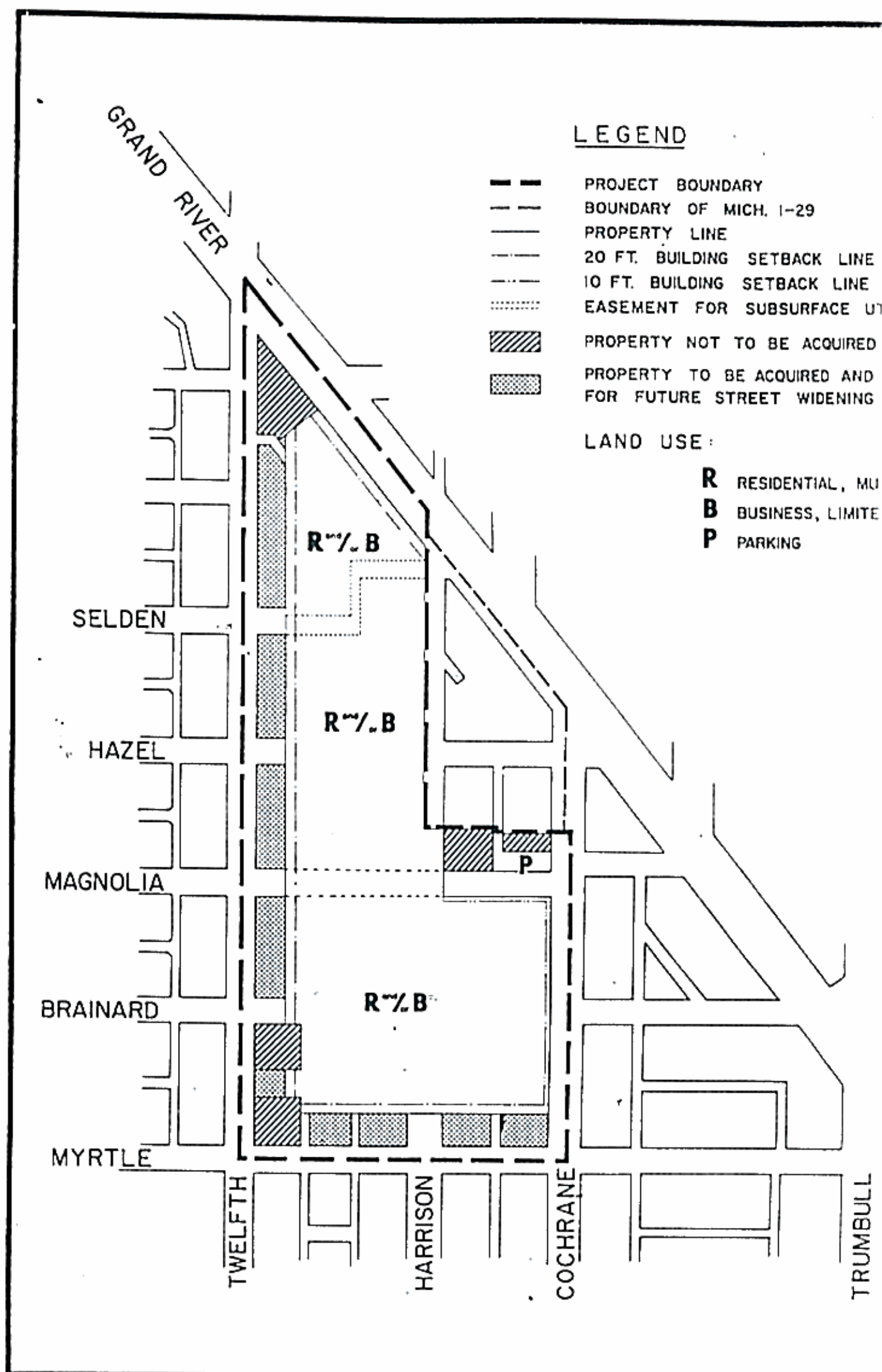
PREPARED BY DETROIT CITY PLAN COMMISSION
FOR DETROIT HOUSING COMMISSION
DETROIT COMMON COUNCIL
DETROIT, MICHIGAN

APPROVED _____
AWARDED _____

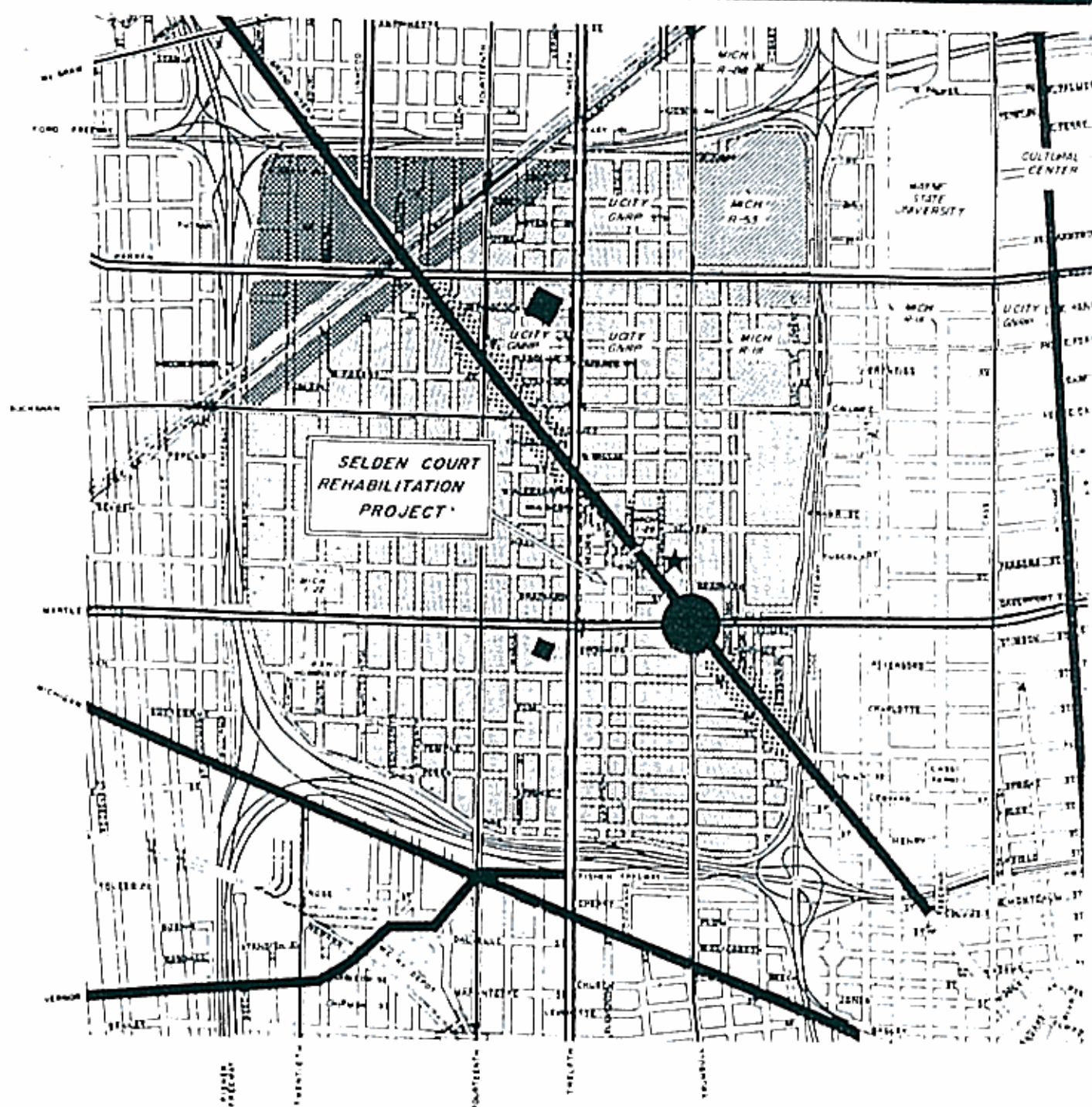
Drawn by: J.S. 3/8/66
Checked by: J.C. 3/8/66

REVISED _____

SCALE IN FEET



| MODIFIED LAND USE & DEVELOPMENT PLAN | | | | |
|--|----------|----------|-----------------|----------|
| SELDEN COURT REHABILITATION PROJECT | | | | |
| PREPARED BY DETROIT CITY PLAN COMMISSION FOR DETROIT HOUSING COMMISSION DETROIT COMMON COUNCIL ESTD. 1906 | APPROVED | REVIEWED | DATE | REVIEWED |
| | | | NO. 842 3/5/66 | |
| | | | CHECKED BY DATE | |
| | | | L.C. 3/5/66 | |



LEGEND

- CONVENIENCE SHOPPING CENTERS
- ★ GOVERNMENTAL CENTERS
- ◆ SENIOR HIGH SCHOOL
- ◆ JUNIOR HIGH SCHOOL
- BOUNDARY OF OTHER PROJECTS
- PROJECT BOUNDARY

GENERALIZED LAND USE

- RESIDENTIAL
- INSTITUTIONAL
- COMMERCIAL
- INDUSTRIAL

MODIFIED DISTRICT PLAN

SELDEN COURT REHABILITATION PROJECT

PREPARED BY DETROIT CITY PLAN COMMISSION
FOR DETROIT HOUSING COMMISSION
DETROIT COMMON COUNCIL
CITY OF DETROIT, MICHIGAN

APPROVED _____
DATE _____

Drawn BY DATE _____
CHECKED BY DATE _____

REVIEWED _____
DATE _____



SCALE IN FEET
0 100 200